

Greenfield Advisory Plan Commission
Workshop
June 28, 2010

The Greenfield Advisory Plan Commission was called to order by Paulette Richardson at 7:00 p.m.

Present:

Paulette Richardson
Becky Riley
Greg Carwein
Jill Carr
Carl Graham
Mike Fruth

Also present:

Joan Fitzwater, Zoning Administrator

The Commission first elected an interim presiding officer. Mr. Fruth made a motion to elect Paulette Richardson, Mr. Carwein seconded and the motion was unanimously approved.

Ms. Fitzwater started the workshop by reviewing the community forum that was previously held regarding to sidewalk signage. The main concern of the City is to maintain a five foot wide clear pedestrian way and to meet the requirements of the Americans with Disabilities Act (ADA). The acting proposal that is being utilized while working on the potential regulations, allows for sandwich boards in the brick area by the curb. Other ideas include way finding signs, signs hanging from street lights, and awnings. The potential regulations include a sign height of five feet, and a width of two feet. They would be restricted to one per front door during business hours, located in front of the business in the brick area along the curb, and shall not restrict pedestrian traffic and any reduction of the five foot clear pathway shall not be less than 41 inches and shall be approved by staff. There was brief discussion regarding way finding signs. Mr. Fruth suggested that instead of referencing the brick area on the sidewalk add a dimension from the curb and to remove language regarding opening of car doors. Ms. Fitzwater introduced Ms. Abby Church with Greenfield Main Street Inc. There was another discussion regarding the clear pedestrian path and the ADA requirements. It was suggested to reduce the clear pedestrian path to 41 inches. Ms. Fitzwater stated that the signs shall not be place in the curb ramps.

Ms. Fitzwater mentioned window signs in the Historic and Traditional Neighborhood districts. Language has been added to the TN District ordinance. Mr. Fruth stated that if the window signage is opaque it is no longer a window, but a sign face. Ms. Fitzwater suggested using the TN district language in the HD district also. The Historic Board of Review has received a small grant to update the design guidelines for the district. Ms. DeInda Dellaca came forward to draw attention to placement of sidewalk signs in relation to the planters, placement of potted plants put out by businesses and where the width of the sign is measured. Ms. Fitzwater addressed her concerns. Mr. Greg Warner asked if the sidewalk signs need to be brought in every night, and if they will have to be in front of the business. Mrs. Richardson answered his questions in the affirmative. Ms. Fitzwater brought up a discussion on the sign width for sidewalk signs. Mr. Fruth stated two feet was a good width. Mrs. Richardson stated that width should include the base. Mr. Graham stated that the base should not matter as long as the clear path is maintained. Ms. Frances Hull came forward to suggest that the size be dictated by the space left after leaving the clear path. Mr. Fruth asked the Commission to remember that these are auxiliary and not primary signage, there needs to be a maximum width. Ms. Dellaca asked if the current sidewalk signs to be grandfathered. Mrs. Richardson answered no. Mr. Bilger came forward to suggest cross references between ordinances. Ms. Fitzwater stated that she would be conferring with the Commission's attorney Gregg Morelock on this subject.

The next Ms. Fitzwater started the discussion of signs in the TN district with a review of the history of the district. The main changes to the signs in the district are in regard to color and window signs. Ms. Fitzwater read the proposed language. Mrs. Richardson stated that language should be changed to ask for a color rendering of the sign and not just the colors. After some brief discussion, Mr. David Dellaca wanted to know if paint chips would suffice or if a mock-up of the sign was necessary. Ms. Fitzwater stated that it needed to be a color rendering. Mr. Bilger wanted to know who approves what color is compatible. Ms. Fitzwater stated that the Zoning Administrator or the

Plan Commission. Signs should be added to Section (M) of the TN District ordinance and reference Section (1) (C) in Section (M). Mrs. Richardson thanked the audience for their input.

The Commission then resumed their work on Section 155.065 Signs. Ms. Fitzwater reviewed for the Commission the changes made to the proposed ordinance since the last workshop. Mr. Fruth suggested leave language in the ordinance regarding illuminated signs adjacent to residential areas. Ms. Fitzwater suggested that the duration for a message on EVMS signs be three minutes. Mr. Carwein suggested that community announcements be allowed on EVMS signs for not-for-profit organizations. The discussion then moved on to new sections of the proposed ordinance. Ms. Fitzwater then reviewed the calculations for signs, number of signs and placement. Ms. Fitzwater stated that she will make revisions and bring them to the August meeting. A public hearing for the proposed ordinance was discussed.

Being no further business to come before the Commission, Mrs. Riley made a motion to adjourn. Mrs. Carr seconded the motion and the meeting was adjourned.

Respectfully,

Donna Butler
Permitting/Zoning Technician